



Clipper Estates Homeowner Association  
PO Box 3190  
Slidell, LA 70459  
985-624-2900  
info@renmgt.com

### Clipper Estates Newsletter March 2017

This is a reminder to call Renaissance, our property management firm, with any questions or concerns. Their phone number is (985) 624-2900. The email is [info@renmgt.com](mailto:info@renmgt.com). The Board continued to meet on the last Thursday of every other month at the Tammany Yacht Club at 6:30 pm. Meeting notice dates are posted at the front entrance gate. Our top priorities continue to be Maintenance and Finance.

#### Maintenance

We approved \$10,000 for **curb repair** and completed that work. We are getting bids from contractors to repair the **front entrance** walls with fresh stucco. There are two low street areas that we have identified that need replacing and repairing. We are planning to do **one major maintenance** job a quarter.

#### Speeding

There have been numerous complaints about **speeding** throughout the subdivision. The speed limit is **25 mph**. **Police details** have started and will continue. Please be mindful of your speed! Note that tickets written in the subdivision must be paid in person and cannot be mailed in.

#### Annual Meeting

We had our **December 2016 annual meeting** and did not get a quorum so we had a 2<sup>nd</sup> meeting in January. The meeting was well attended and we elected several new board members and parcel representatives. New board members are David Epstein and Renee Marques for Deep Water and Theresa Bourgeois for Multi Family. Brandi Dalton (Lake Bottom), Jim Langendonk (Multi Family) and Pat Walsh (Lake Bottom) continue to serve on the board. New parcels reps include Glenn Clements and Phil Epling from Multi Family, Donald Foght and James Jenkins from Deep Water and Rose Cartegenese from Lake Bottom.

#### Compliance / Finance

Renaissance inspects the neighborhood once a week looking for **violations** to CC&R's. They will send out a certified letter when they see a violation like a trailer or RV parked on the property, unkempt gardens, unapproved construction, etc. This quarter they have sent out **xx violation letters**. If that does not work, they will start fining the property owner. If that does not work, they place a lien on the property. To date, they have attached **xx liens**. Many times, this corrects the problem. If a lien still does not fix the violation, they go to court and obtain a judgment. Wages can be garnisheed or property seized to satisfy the judgment. To date, **xx judgments** have been obtained.

As some of the **bulkheads age** we are starting to see failures. With the failures, sink holes can develop causing you and your neighbors to lost property. We are starting fine and lien property owners who do not maintain their property.

#### Community / Social News

The 2<sup>nd</sup> Annual **Cocktail** and 1<sup>st</sup> annual **Cookies Contest** is scheduled for April 23<sup>rd</sup> in the green space by the stop sign. Hope to see you there. Please forward any Social get together ideas to [cabarber@me.com](mailto:cabarber@me.com).

The board is scheduling the annual **garage sale** in mid-April. The date will be announced soon.

**New home construction** requests continue to come in! Construction has started on several new homes. Look for several new houses going up in our neighborhood.

**Nextdoor Clipper Estates** is a private online website that many of your neighbors have joined. Residents can stay connected, share community events, recommendations and crime/safety concerns as well as

information on neighborhood social events. To accept your invitation to join and help us build a better neighborhood visit: [clipperestates.nextdoor.com/join](http://clipperestates.nextdoor.com/join) and enter flyer code RERJVZ.

Renaissance continues to receive many complaints about **dog owners** who do not clean up after their dogs while walking. This is very unsanitary and unsightly to see in your front yard. Simply carry a grocery bag and please pick up your doggy doo!

### **Architecture Review Process**

Please remember that **all outside construction needs to be approved** by our Architecture Review Committee.

We hired a **contractor** who reviews all the **ARC applications** for Oak Harbor to review all new ARC requests for Clipper Estates. This means for some projects there will be a non-refundable portion of the fee. This will be a pass through charge from the contractor. The volume of requests is getting too high for the volunteer board members to keep up with.

Please help keep our neighborhood up to the high standards we all enjoy. Contact Renaissance for more information. You have seen **signs in the yards** of homeowners who have received ARC approval so it will be very apparent who has not.

### **New Members**

The **Welcome Committee** continues to greet new neighbors to our neighborhood. In order to make sure we don't miss any new neighbors moving into Clipper, please send the names and addresses of new neighbors to Elaine Mercer ([ecmercero712@gmail.com](mailto:ecmercero712@gmail.com)) or call 985-201-8298. New neighbors will be greeted with a small gift and welcome letter. We would like to welcome:

Donna Tucker 1419E Royal Palm Dr.  
Karen and Robert Hodgens at 1413 Royal Palm Dr  
Patrice and Neil Comeaux at 1358 Cutter Cove

### **Street Lights**

When a **street light** is not working properly please report the light to CLECO at (800) 622-6537. When requesting a work order you will need the street address, the pole's numbers and a description of the malfunction.

### **Trash Pickup**

There have been some questions about what Team Waste will pick up. Team Waste will pick up items that are bundled in 4' or less sections or bagged items. Loose branches and debris will not be picked up. Also, they do not accept glass items in the recycle bin.

### **Clipper Estates HOA Board of Directors**

Theresa Bourgeois, Brandi Dalton, David Epstein, Renee Marques, Jim Langendonk, Pat Walsh